



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

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Deputy Director Planning & Zoning

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Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, February 10, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

1. **ZBA2021-135**
340 S. Mammoth Road, R-1B Zoning District, Ward 6

Babiker Salih proposes to maintain a driveway width of 30' where 24' is allowed, with more than one parking space in the front yard setback and one space within 4' of a building and seeks a variance from sections **10.08(C)** Driveway Width and **10.09(B)** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through October 25, 2021.

2. **ZBA2022-001**
376 Harvard Street, Lot 25, R-3 Zoning District, Ward 7

Bernardo Ozoria proposes to rebuild and expand a one story covered porch by adding a deck at the second story with a 0' front yard setback where 10' is required and seeks a variance from section **6.03(A)** Front Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 3, 2022.

3. **ZBA2022-003**
55 Bridge Street, CBD Zoning District, Ward 3

Ted Jarvis (Agent) proposes to erect two wall signs for a business without sign frontage and seeks a variance from section **9.09(A)2** Signs (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 10, 2022.

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4. **ZBA2022-006**
153 Bemis Savoie Road, R-S Zoning District, Ward 12

Shane Cunan (Agent) proposes to establish an automotive repair and sales use, with a new 34' x 34' building, with the parking area within 5' of the side lot line where 10' is required and lot coverage of 22% where 15% is allowed and seeks a variance from sections **5.10(I)1** Sale of Motor Vehicles, **5.10(I)4** Automotive Repair, **6.04** Lot Coverage and **10.07(G)** Landscaping, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 12, 2022.

5. **ZBA2022-005**
268 Morse Road, R-1A Zoning District, Ward 6

Matthew Peterson (Agent) proposes to subdivide Tax Map 726, Lot 10C to create one new buildable lot, Lot 10D, where each proposed lot has 15.72' of frontage and width where 100' is required and seeks a variance from sections **6.02** Minimum Lot Frontage and Width (2 counts) at Lot 10C and **6.02** Minimum Lot Frontage and Width (2 counts) at Lot 10D, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 12, 2022.

6. **ZBA2022-008**
28 Thistle Way, R-1A Zoning District, Ward 8

John Rahill (Agent) proposes to replace an existing manufactured home with a new 14' x 60' manufactured home with a 16' setback to the park property line where 50' is required and seeks a variance from section **8.02(C)2** Rear Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 18, 2022.

7. **ZBA2022-011**
175 Chestnut Street, R-3 Zoning District, Ward 3

Kristine Hall (Agent) proposes to occupy an existing commercial kitchen formerly used to serve residents of the building with a use that will provide food delivery service and serve as a food truck commissary and seeks a variance from section **5.10(D)4** Wholesale Bakery or Food Processing Plant, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 21, 2022.

8. **ZBA2022-010**
414 Walnut Street, R-1B Zoning District, Ward 1

Kathleen Tangney proposes to maintain an Accessory Dwelling Unit on the second floor with 857 SF of gross floor area where 750 SF is allowed and seeks a variance from section **8.26(C)** Accessory Dwelling Unit, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 24, 2022.

9. **ZBA2022-014**
Belair Street, Map 435, Lot 1C and Map 435, Lot 1D, R-2 Zoning District, Ward 9

Andrew Sullivan, Esq., (Agent) proposes to subdivide and adjust lot lines to allow for development of two lots with two-family dwellings where the lots have no frontage on an accepted City street, where proposed Lot 1C has 75' of width for only 64.42' of depth where 100' is required and with more than one parking space in the front yard setback, and where proposed Lot 1D has 74.52' of width where 75' is required, with four parking spaces in the front yard, with parking spaces 17' in length where 18.5' is required and with no parking bumpers for spaces within 10' of a structure and seeks an exception from **RSA 674:41** to allow for the development of the two lots on an unaccepted way and a variance from sections **6.02** Lot Frontage and Width (2 Counts) and **10.09(B)1** Parking Setbacks at Lot 1C and **6.02** Lot Frontage and Width (2 Counts), **10.09(B)** Parking Setbacks (4 Counts), **10.06(A)** Parking Layout and **10.07(K)1** Parking Bumpers at Lot 1D, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 31, 2022.

10. **ZBA2021-146**
265 Central Street, R-3 Zoning District, Ward 5

Andrew Sullivan, Esq., (Agent) proposes to maintain pavement along the rear alley resulting in lot coverage of 100% to create three undersized parking spaces without parking bumpers, within 4' of the property line and where two spaces are within 4' of a building and seeks a variance from sections **6.04** Lot Coverage, **10.06** Parking Layout, **10.07(K)1** Parking Bumpers and **10.09(B)** Parking Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through January 31, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of January 13, 2022**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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